



# Fitzgerald Avenue

East Sheen, SW14

Asking Price £1,450,000

Situated on a highly sought-after road on the borders of Barnes, we are pleased to present this characterful five-bedroom period family home. This attractive Edwardian house close to Barnes village has recently had an impressive rear extension and comprises; entrance hallway leading to a bright and spacious bay fronted double reception room with feature fireplace and original wooden floors.

The heart of the home is a bright and spacious kitchen/ dining room with a bespoke contemporary fitted kitchen, underfloor heating and sliding patio doors that frame the charming rear garden. The first floor continues to impress with two generous double bedrooms, a further smaller double bedroom, a single bedroom currently used as a study and a modern family bathroom. The top floor has another bathroom off the landing and a further bright spacious 5th bedroom with fitted wardrobes and ample eaves storage.

The delightful mature garden enjoys both a patio and seating area, with a good sized lawn, bike and storage sheds and rear access.

Fitzgerald Avenue is a quiet residential road moments from The River Thames and White Hart Lane with a number of popular restaurants and pubs in close proximity. Barnes and Barnes Bridge stations are close by with their direct routes to London Waterloo. There are a number of highly sought-after outstanding primary schools in close proximity, including Barnes Primary, East Sheen Primary and St Mary Magdalen's Catholic Primary. As well as desirable Secondary and Independent schools.



# Fitzgerald Avenue

## East Sheen, SW14

- Spacious Edwardian family home
- Five bedrooms
- Two bathrooms
- Newly renovated Kitchen/ Dining room
- Sought after Road
- Barnes borders



**Tenure:** Freehold

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

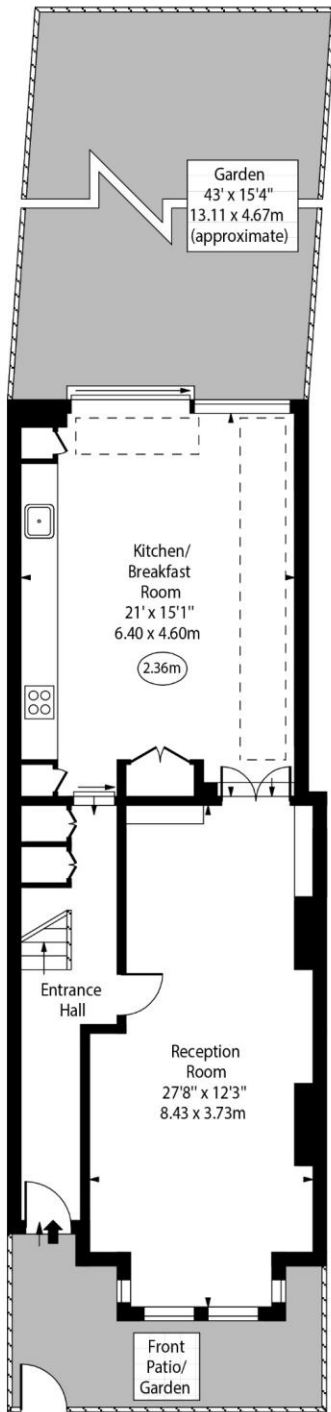
**Chestertons East Sheen Sales**

254A Upper Richmond Road West  
 East Sheen  
 London  
 SW14 8AG  
 sheen@chestertons.co.uk  
 020 8104 0580  
 chestertons.co.uk

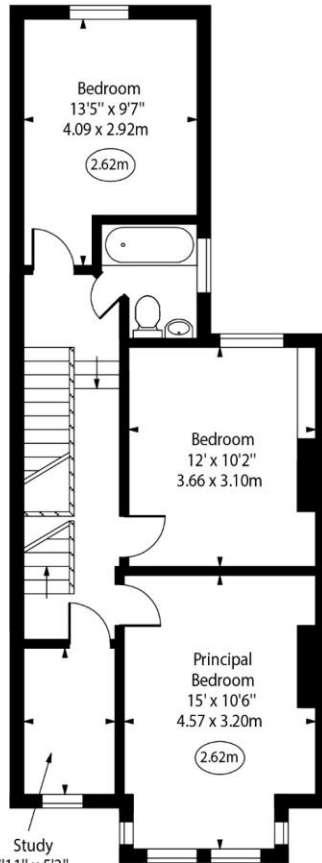
Fitzgerald Avenue,  
East Sheen, SW14



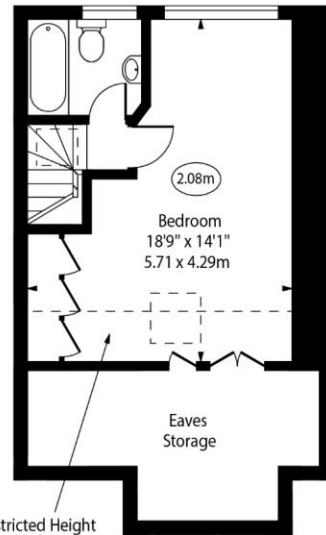
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx Gross Internal Area 1566 Sq Ft - 145.48 Sq M

Approx. Floor Area Including Restricted Heights 1606 Sq Ft - 149.20 Sq M  
(Excluding Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024556E

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable